

Chairperson Michael Beckendorf  
Vice Chairperson John Bond  
Parliamentarian Don Maxwell



Commissioners  
Helen Chavarria  
Scott Hickle  
G.H. Jones  
Prentiss Madison  
Michael Parks

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 3, 2010 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**4. CONSENT AGENDA.**

**A. Approval of minutes from the workshop and regular meetings on May 20, 2010.**

**B. Final Plat FP10-04: Bridgewater Meadows Subdivision** **M. Audenaert**  
*Proposed Final Plat of Bridgewater Meadows Subdivision, being 6 acres of vacant land out of the Stephen F. Austin League No.9, Abstract 62, adjoining the southwest side of Palasota Drive between Cottonwood Street and McArthur Avenue in Bryan, Brazos County, Texas.*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

- 5. Replat RP10-07: Lot 11-B of Reynolds Addition** **R. Haynes**  
*Proposed Replat of Lot 11-B in Reynolds Addition, being 0.51 acres of vacant land adjoining the southwest side of Weaver Street between Allen and Center Streets in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**6. Rezoning [RZ10-11](#): Kenneth W. Crenshaw**

**R. Haynes**

*A request to change the zoning classification from Industrial District (I) to Mixed Use Residential District (MU-1) on 1.06 acres of vacant land out of the Stephen F. Austin League No. 10, A-63 adjoining the northeast side of Nuches Lane between Autry Lane and Tabor Road in Bryan, Brazos County, Texas.*

**7. Rezoning [RZ10-12](#): Justin Whitworth**

**R. Haynes**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 19.956 acres of vacant land out of Stephen F. Austin League No. 10, A-63 adjoining the northeast side of the northbound frontage road of North Earl Rudder Freeway (State Highway 6) between Colson and Tabor Roads in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMIT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes final approval; appeals to City Council).**

**8. Conditional Use Permit [CU10-03](#): Edward Sanchez**

**R. Haynes**

*A request for approval of a Conditional Use Permit to allow a funeral home on property zoned Residential District – 5000 (RD-5), specifically on property located at 3600 Shirley Drive on the northeast side of Shirley Drive between Elaine Drive and Nancy Street, being Lots 6 and 7 in Block 3 of the Woodville Acres Subdivision – Phase 3 in Bryan, Brazos County, Texas.*

**9. Conditional Use Permit [CU10-05](#): Carlos Rodriguez**

**R. Haynes**

*A request for approval of a Conditional Use Permit to allow a nursing home on property zoned Residential District – 5000 (RD-5), specifically on property located at 505 East Pease Street on the south side of East Pease Street between Winter and South Ennis Streets, being Lots 3 and 25 in Block 8 of the Winter's Estate Subdivision in Bryan, Brazos County, Texas.*

**10. ADJOURN.**

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, June 17, 2010 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR APRIL AVISON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.